

# uni Homes 2

CHENNAI



**unitech**

**Site Office:**

Malrojapuram, Nellikuppam Road,  
Nallambakkam (Post), Chennai - 600048  
Tel: +91 44 27409848  
Mobile: +91 9500059595, 9500095723,  
9500095715, 9500028817

**Regional Sales & Marketing Office:**

TPL House, Ground Floor, No. 3,  
Cenotaph Road, Taynampet, Chennai - 600018  
Tel: +91 44 40456650

**Gurgaon (Marketing Office):**

Unitech Signature Towers, Level - 1,  
South City - 1, N.H. - 8, Gurgaon - 122001  
Tel: +91 124 4552000

chennai@unitechgroup.com  
www.unitechgroup.com

Surprisingly Affordable Homes for You

# uni Homes 2

Sharing boundaries with the integrated township of Uniworld City, Unihomes at Nallambakkam is a 10 acre site, an address you have always aspired for.

Nestled amongst greens and landscaped parks, Unihomes offers 2 & 3 bedroom apartments - the quality living you have always dreamt of. Each apartment has been efficiently designed to maximize space & sunlight while ensuring a superb community living experience.



## UNITECH'S PAN INDIA PRESENCE



Unitech has the most diversified product mix comprising Residential, Commercial/Information Technology (IT) Parks, Retail, Hotel, Amusement Parks and Special Economic Zones (SEZ).

Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech is known for the quality of its products and is the first real estate developer to have been certified ISO 9001:2000 certificate in North India. The Unitech brand is well recognised in India and was conferred with the title of "Superbrand" by Superbrand India in October 2007.

The Company is also the recipient of the CW Architect and Builders Award, 2008 for being one of India's Top Ten Builders.

Unitech has long partnered with Internationally acclaimed architects and design consultants including SOM(USA), BDP(UK), Maunsell AECOM(HK), MEA Systra(France), Callison Inc. (USA), FORREC(Canada), SWA and HOK(USA) for various projects.

Unitech's clientele for commercial projects includes global leaders such as Fidelity, McKinsey, Bank of America, Ford Motors, Nike, EDS, Hewitt, Amdocs, Ernst & Young, Reebok, Keane, Seagrams, Perfetti, Exxon Mobile and AT Kearney.

Unitech Ltd. and Norway Based Telenor Group (6th Largest Mobile Communication Provider in the world) came together to build UNINOR - a telecommunication service company to provide GSM services in 22 circles across India.

Unitech scrip is one of the most liquid stocks in the Indian stock markets and was the first real estate company to be part of the National Stock Exchange's NIFTY 50 Index.



Signature Towers, Gurgaon  
(Iconic Towers on NH-8)



The Great India Place, Noida  
(1.5 million sq.ft. Retail Space)



Unitech Karma Lakelands, Gurgaon  
(Premium golf villa project)

Group Companies:





A place where life's better shades surround; where the air is **FRESH** with the scent of **LUSH GREEN LAWNS**.



**OUTDOORS** where my little ones have fun in a **SAFE & SECURE ENVIRONMENT**.



A **DESIRABLE** and **CONTEMPORARY** place,  
within the reach of my **HARD EARNED MONEY**.



A place that I can call **MY HOME**.





Perspective view of Unihomes, Chennai  
*This is an artist's rendition and may undergo modifications.*



## A secure environment for your loved ones

-  Gated community
-  Round the clock security
-  Fire safety provisions



## At the heart of it all

-  Schools access - DPS
-  Medical facility
-  Convenience shopping
-  ATM / Bank
-  Shuttle bus to strategic junctions



## A home amidst its natural surroundings

-  Landscaped greens
-  Open kid's play areas
-  Community centre
-  Parking space



## Value engineering for your home

-  Water supply
-  Sewage treatment plant
-  Power back-up in common areas for essential services



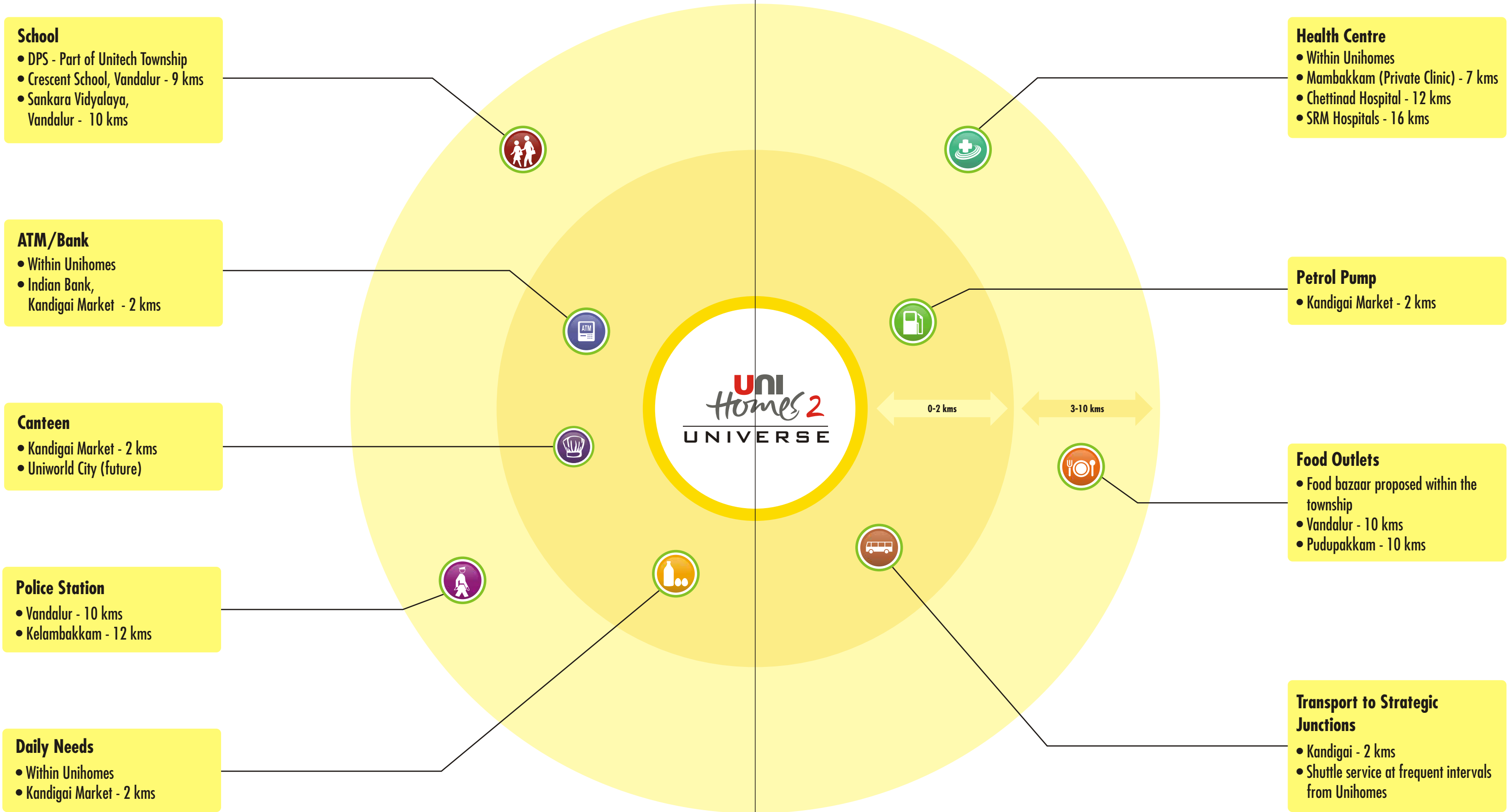




Nallambakkam lies in close proximity to the Grand Southern Trunk Road (GST), Old Mahabalipuram Road (OMR) and Off Vandalur Kelambakkam Road (VK Road) making it a great location. Here's why.

The township offers community living within a secured environment and infrastructure like school, clubhouse, retail etc. With all the development taking place around it, soon Uniworld City will be an ideal living place.







# Master Plan

For 250 acre residential development



### Legend

- 1 UNIHOMES
- 2 COMMUNITY CENTRE
- 3 SCHOOL
- 4 ASPEN GREENS
- 5 PALM VILLAS
- 6 GARDENS
- 7 FUTURE DEVELOPMENTS
- 8 MULTI-LEVEL CAR PARKING



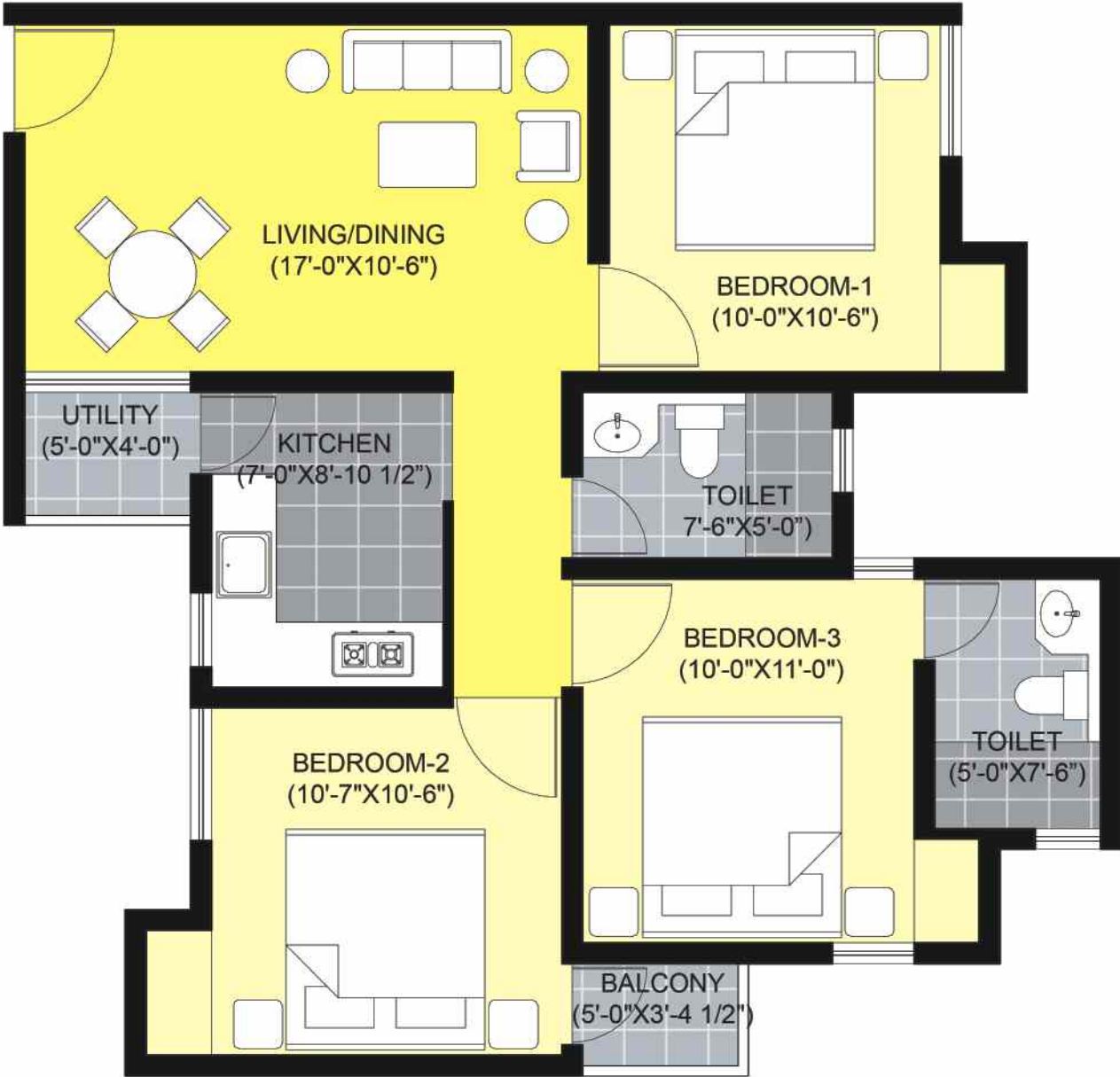
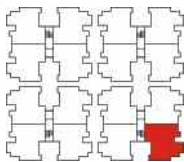


# Key Plan



# Type A

3BR2T - 990 sq. ft.

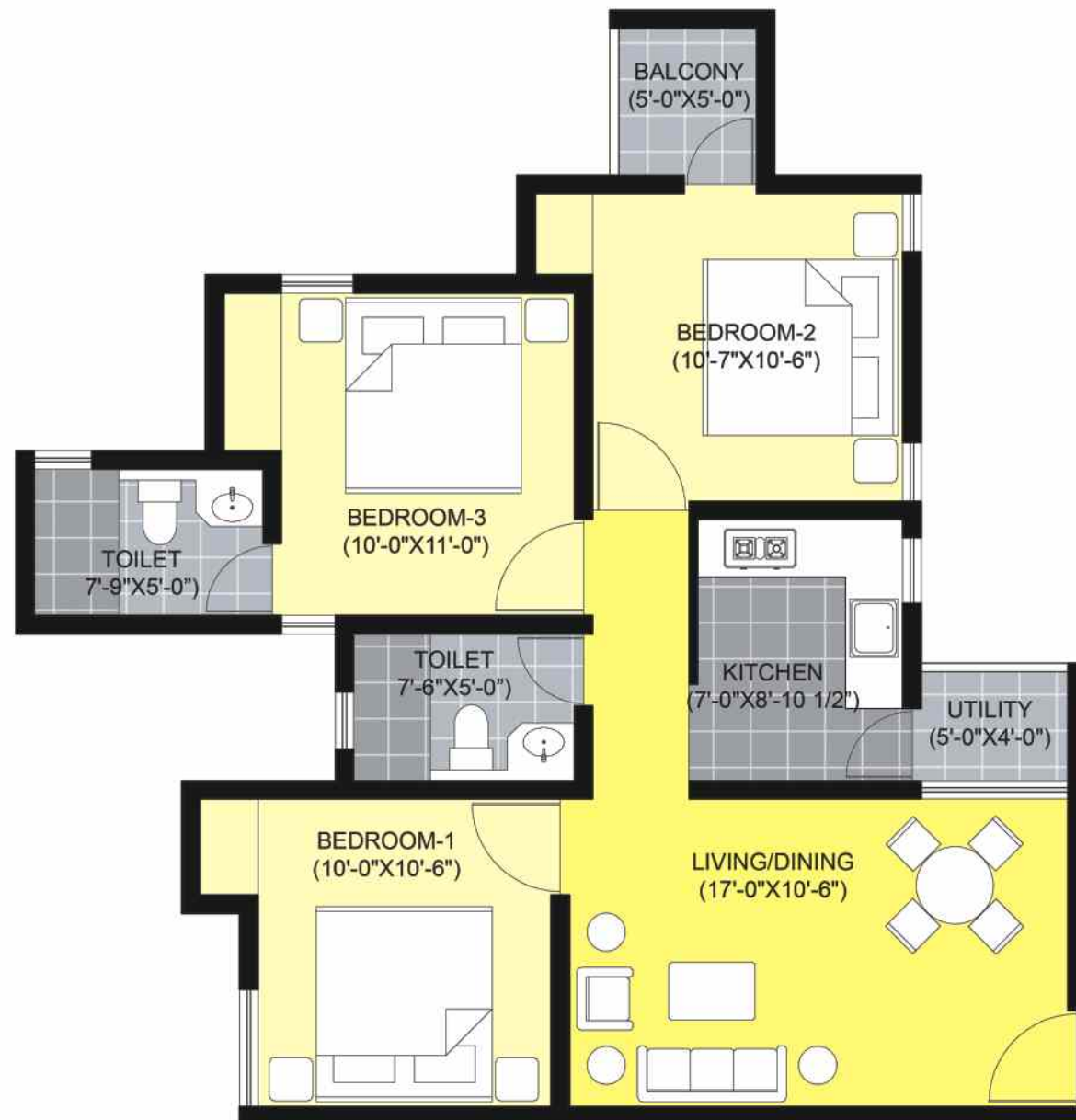
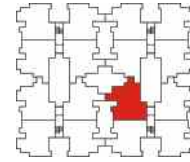


Applicable to  
G01 & G04 - All Towers  
G02 - T1, T4, T6, T8, T9, T12, T14, T17, T22, T24, T26, T28, T29, T32, T35, T40 & T41  
G03 - T2, T3, T5, T7, T10, T11, T15, T16, T20, T21, T23, T25, T27, T30, T31, T33, T34 & T36  
101, 201, 301 - T1, T4, T6, T8, T12, T14, T17, T22, T24, T26, T29, T32, T35, T41  
104, 204, 304 - T3, T5, T7, T10, T11, T15, T16, T20, T23, T25, T27, T30, T33, T36



## Type B

3BR2T - 1011 sq. ft.

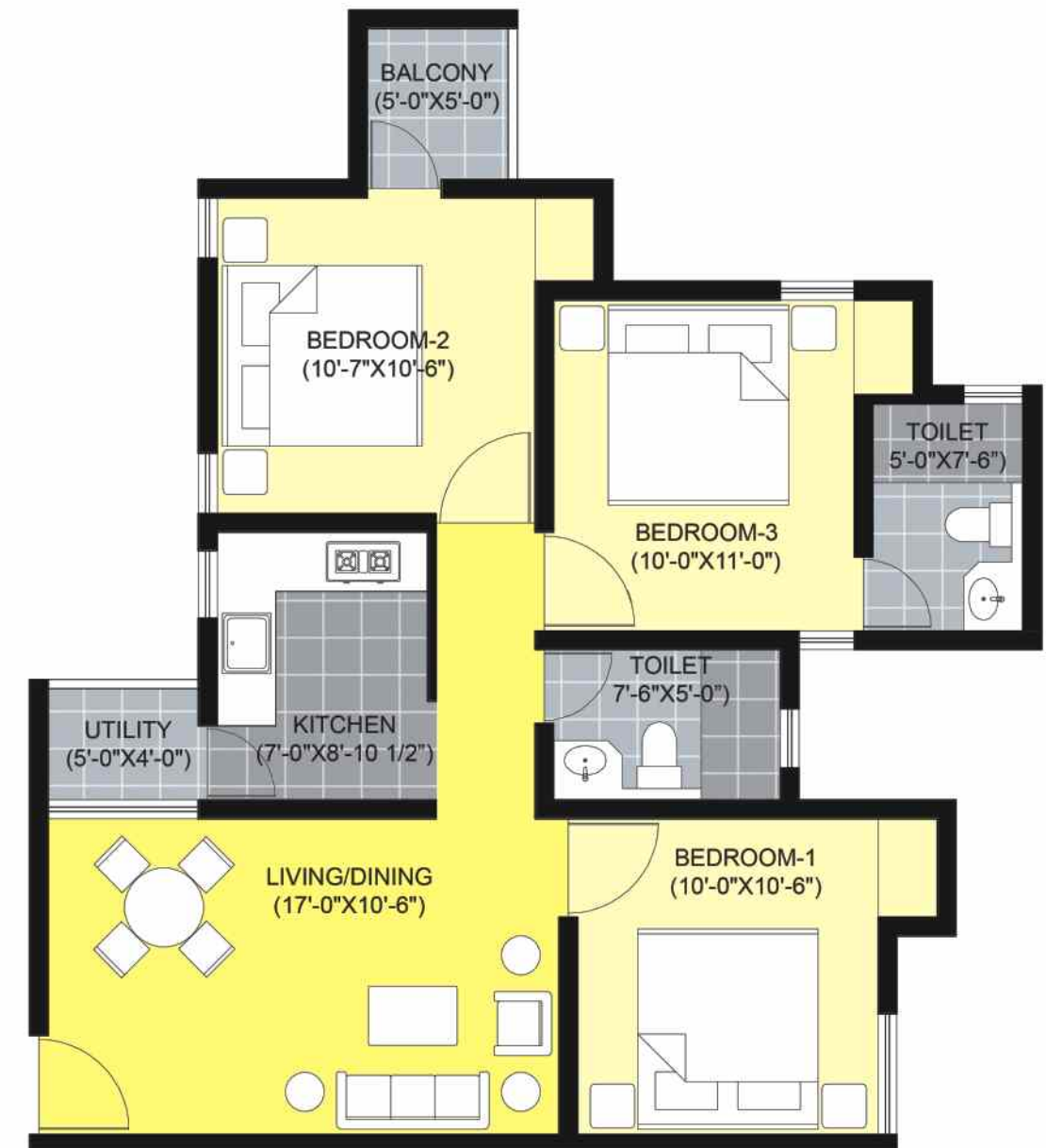
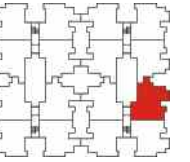


### Applicable to

103, 203, 303 – T-1, T-2, T-4, T-6, T-8, T-9, T-12, T-14, T-17, T-21, T-22, T-24, T-26, T-28  
T-29, T-31, T-32, T-34, T-35, T-40, T-41  
102, 202, 302 – T-2, T-3, T-5, T-7, T-9, T-10, T-11, T-15, T-16, T-20, T-21, T-23, T-25, T-27  
T-28, T-30, T-31, T-33, T-34, T-36, T-40

## Type C

3BR2T - 997 sq. ft.

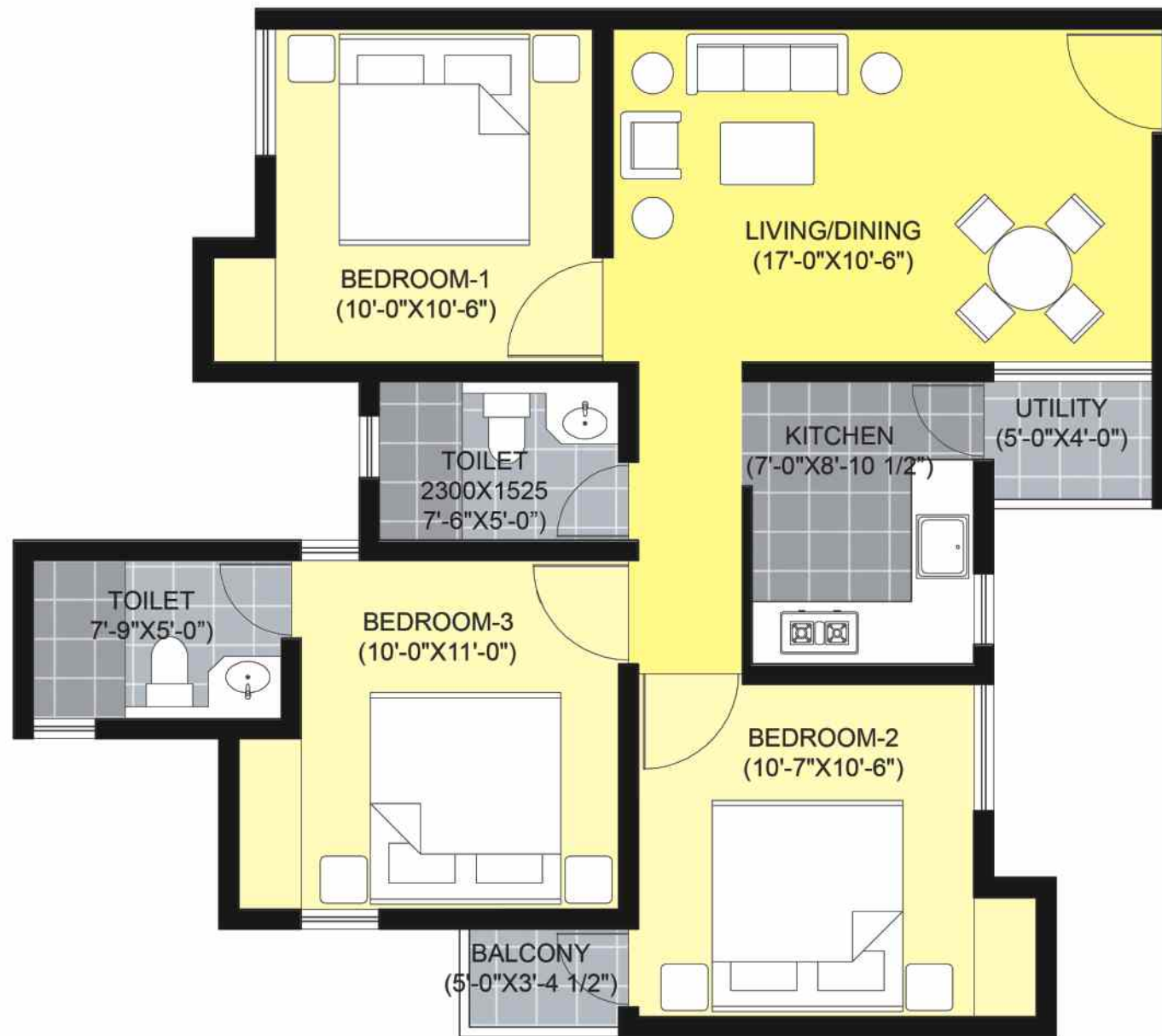
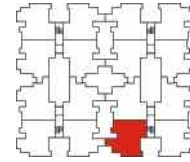


### Applicable to

102, 202, 302 – T-1, T-4, T-6, T-8, T-12, T-14, T-17, T-22, T-24, T-26, T-29, T-32, T-35, T-41  
103, 203, 303 – T-3, T-5, T-7, T-10, T-11, T-15, T-16, T-20, T-23, T-25, T-27, T-30, T-33, T-36

## Type D

3BR2T - 997 sq. ft.



### Applicable to

101, 201, 301 – T-2, T-3, T-5, T-7, T-9, T-10, T-11, T-15, T-16, T-20, T-21, T-23, T-25, T-27  
T-28, T-30, T-31, T-33, T-34, T-36, T-40  
104, 204, 304 – T-1, T-2, T-4, T-6, T-8, T-9, T-12, T-14, T-17, T-21, T-22, T-24, T-26, T-28  
T-29, T-31, T-32, T-34, T-35, T-40, T-41

## Type E

2BR2T - 820 sq. ft.



### Applicable to

G03 – T-1, T-4, T-6, T-8, T-9, T-12, T-14, T-17, T-22, T-24, T-26, T-28,  
T-29, T-32, T-35, T-40 & T-41  
G02 – T-2, T-3, T-5, T-7, T-10, T-11, T-15, T-16, T-20, T-21, T-23, T-25,  
T-27, T-30, T-31, T-33, T-34 & T-36



Finishes



# Specifications

Structure		Earthquake compliant load bearing wall structure	
	Flooring	Living Room	Vitrified tiles
		Dining Room	Vitrified tiles
		Bedroom	Vitrified tiles
		Balconies	Ceramic tiles
Paintings		Internal Wall / Ceiling	Plastered & painted with Oil Bound Distemper
		External Wall	Plastered & painted with cement based paint (Snowcem)
Doors		Main	Hardwood frame with European style moulded shutters
		Others	Hardwood frame with European style moulded shutters
		Toilets	M.S. door frame and PVC shutters
	Kitchen	Flooring	Ceramic tiles
		Fittings	Granite counter with stainless steel sink
		Dado	Ceramic tiles 2’ height from counter top area, rest painted with OBD
Windows		Steel glazed window	
	Toilets	Flooring	Ceramic tiles
		Plumbing / Sanitary	White shade ceramic ware with CP fittings
		Dado	Ceramic tiles upto 7’ height
Electrical		ISI quality cables with copper wiring through PVC conduits Piano type switches Light point, fan point, power point in each room and call bell point in dining area	
Communication		One TV outlet in the living room and master bedroom One telephone outlet in living / dining	
Power back-up		All common areas	
Lift		One for each block	

*All floorplans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision*

# FAQs

1. Where is the proposed development?

The proposed development is located off Vandalur - Kelambakkam road adjacent to a 200 acre Unitech township with a proposed school, retail centre & health care center.

2. How far is the location from airport, railway station and bus terminus?

Distance from the airport is 25 kms. Nearest Railway Station at Vandalur is 8.5 kms and Bus Terminus at Vandalur is 11 kms. There is a bus service very close to the development which connects to the city.

3. How far is the location from Central Business District?

The CBD is 33 kms from the site.

4. Is there public transport available to other parts of the city?

Yes, bus stop is available and is very close to the site.

5. What is the extent of the overall township?

The proposed township adjacent to the development is planned on approx 200 acre of land comprising of apartments, villas, row houses, a reputed school (DPS) and health care centre.

6. Is the first phase of Unihomes 1 launched?

Yes, its launched, with the are of 13 acre, comprising of 1024 dwelling units.

7. Is there a market / convenience store near the location?

Yes, there will be several convenience stores available within the development.

8. Are there any schools near the location?

Delhi Public School (DPS) India's leading educational institution will be within the township of Uniworld City.

9. Are there any hospitals / medical centers near the location?

There are hospitals within 15 minutes drive, Chettinad Health City - 11km, SRM Hospital- 15 km. In addition, a medical centre is proposed as a part of the township.

10. How far is the nearest petrol pump?

2 kms from the site.

11. Are there bank branches / ATMs near the location?

ATM is present at 2km from the site. An ATM is also proposed in the township.

12. Can a group visit to the site be arranged?

Yes we would be pleased to arrange a visit on your prior request. Kindly contact our Chennai office for the same.
13. How do I book my home at Unihomes?

You can book your home by completing the application form and providing other related documents alongwith cheque / draft of the booking amount. For this assistance would be provided by our regional office. (address overleaf)

14. What is the nature of the agreement are to be signed by us?

A sale and construction agreement to be signed by the customer.

15. What is the nature of car parking available within the complex?

Open car parking is available in the development.

16. Are modifications permitted in the apartments?

Post possession the customer is free to modify the internal specifications as long as there is no effect of the same on other occupants of the tower. However, structural changes to the apartment will not be permitted.

17. Is it possible to get housing finance in this project?

Yes, we will help you get housing finance through our tie-ups with banks, where you can avail of special offers customised for our project.

18. What is my responsibility for disbursement of instalments in case of loan taken through banks?

It is the buyers responsibility to ensure timely disbursement of instalments from the bank, since the demand letter would be sent directly to the customer and no demand will be made by the developer to the bank. To facilitate smooth payments, customers are required to issue a consent letter to the institution well before due date or give standing instructions.

19. Whom do I contact if I have any more questions / clarifications?

For any further clarifications, please contact our marketing team at Unitech, Chennai Regional Office or email us at [chennai@unitechgroup.com](mailto:chennai@unitechgroup.com)

20. What happens if I wish to cancel my booking?

The development as described in the brochure is adjacent to a proposed development of approx 200 acre of integrated township which in coming years would be the preferred residential destination in this part of Chennai. However in the event of a choice to still go ahead with a cancellation of booking an amount of 20% of the total price of the unit or the booking amount (which ever is higher) shall be forfeited.

21. Can two flats be bought and converted into one flat?

No, as this would result in structural changes.

22. Who will look after the upkeep of the development?

Post completion & possession, resident's association will look after the maintenance of the apartments.

While every reasonable care has been taken in preparing this brochure, the developers and its agents cannot be held responsible for any inaccuracies. The layout and building plans, specification of building(s) / complex and the apartment(s) are tentative and are subject to variation. Unitech Limited may effect such variations, additions, alterations, deletions and/or modifications there in as it may, at its sole discretion deem appropriate and fit or as may be directed by any competent authority. No complaint regarding design, layout or accommodation shall be entertained by Unitech Limited. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture is provided with the apartment. All renderings, floor plans, pictures and maps are artist's conception and not actual depiction of the building, it's walls, roadway or landscaping. This brochure is purely conceptual and does not constitute a legal offering.  
1 sqm. = 10.764 sq.ft.